

17-48

BK 7381 PG 075

TRANSFER  
TAX  
PAID

RELEASE DEED  
**013541**

UnitedKingfield Bank, successor by merger to Kingfield Savings Bank, a Maine corporation with a place of business in Bangor, County of Penobscot and State of Maine, for consideration paid, releases to (v) West River Enterprises, Inc., a Maine corporation with a place of business in Skowhegan (55 North Ave.), County of Somerset and State of Maine, certain property situated in Waterville, County of Kennebec and State of Maine, and more particularly bounded and described in Exhibit A annexed hereto.

Subject to all municipal liens and encumbrances, including but not limited to property taxes, whether or not of record in the Kennebec Registry of Deeds. Further subject to all real estate transfer taxes.

For Grantor's source of title reference may be had to the mortgage deed of Daniel J. Boudreau and Gina M. Boudreau dated February 9, 1994 and recorded in the Kennebec Registry of Deeds in Vol. 4626, Page 213. The Grantor foreclosed said mortgage pursuant to an Order and Judgment of Foreclosure entered by the Maine District Court (at Waterville) dated August 8, 2002 in an action commenced sub nom. UnitedKingfield Bank vs. Daniel J. Boudreau et al., Docket No. WAT-RE-2002-32. This deed is a conveyance of all right, title and interest of the Grantor and all parties to said action pursuant to 14 M.R.S.A. § 6323.

In witness whereof, UnitedKingfield Bank has caused this instrument to be executed by John Quesnel, Its Special Assets Officer duly authorized this 12 day of March, 2003.

Witness:

UNITEDKINGFIELD BANK  
successor by merger to  
KINGFIELD SAVINGS BANK

Alan Hammond

By: [Signature]  
John Quesnel  
Its Special Assets Officer

State of Maine  
Knox, ss.

March 12, 2003

Personally appeared the above-named John Quesnel, Special Assets Officer of UnitedKingfield Bank, and acknowledged the foregoing instrument by him signed to be his free act and deed in said capacity and the free act and deed of said corporation.

Before me,

Alan W. Hammond  
Notary Public

Alan W. Hammond

Notary Public, State of Maine

My Commission Expires July 13, 2007

West River Ent (v)  
288 W River Rd  
Waterville, ME 04901

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EXHIBIT A

A CERTAIN lot or parcel of land, with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at a point which marks the intersection of the east boundary of the Sidney Road with the north boundary of the Pit Road, so-called; thence running northerly from said point and along the east boundray of said Sidney Road a distance of one hundred fifty (150) feet to an iron pin set in the ground; thence running easterly and at right angles from the last mentioned bound a distance of two hundred (200) feet to an iron pin set in the ground; thence running southerly and at right angles from the last mentioned bound a distance of one hundred fifty (150) feet to the north boundary of the Pit Road, so-called; thence running westerly from the last mentioned bound and along the north boundary of the Pit Road, so-called, to the point of beginning.

A portion of the above described premises are subject to an Easement given by TBD, Inc., David A. Hamlin, Christine C. Hamlin and Hamlin's Sports World, Inc. to Patricia Sheive dated July 14, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4456, Page 115.

BEING all and the same premises acquired by Daniel J. Boudreau and Gina M. Boudreau by Warranty Deed from TBD, Inc. to be recorded in the Kennebec County Registry of Deeds.

RECEIVED KENNEBEC SS.

2003 MAY -1 PM 3:13

ATTEST:

*Barbara Boudreau*

REGISTER OF DEEDS